



The City of Grove City, Ohio

4035 Broadway • Grove City, Ohio 43123
(614) 277-3000

Planning Commission Staff Report
Lower Level Conference Room
September 6, 2016 1:30pm

9. APPLICATION: Grove City Library | Certificate of Appropriateness – HPA Sign Appeal

Project Number: 201608110056
Location: 3959 Broadway
Zoning: CBD
Proposal: A Certificate of Appropriateness for signage for the new library building
Applicant: Logan Dilts, DaNite Sign Company, 1640 Harmon Ave, Columbus, OH 43223

Relevant Code Section(s):

- 1138.04(e) Historical Preservation Area – Signs
- 1138.22(b) Historical Preservation Area – Approval Procedure
- 1138.28 Historical Preservation Area – Schedule of Sign Regulations

Project Summary

The applicant is requesting approval of Certificate of Appropriateness (COA) for signage at the new Grove City Library at 3959 Broadway. The proposed signage was denied a Certificate of Appropriateness from the Building Division, as the overall signage proposed exceeds the amount of signage permitted on a structure within the Historical Preservation Area (HPA). Section 1138.22(b) states that any person whose application for a COA has been denied by the Chief Building and Zoning Official may appeal such decision by filing an appeal with the Planning Commission.

Two wall signs and one monument sign are proposed for the site with a total area of approximately 300 square feet. Chapter 1138 allows properties within the HPA to have one (1) square foot of signage for every four (4) lineal feet of frontage, with a maximum of 25 square feet total for all signs. “Grove City Library” signs are proposed on the west (rear) elevation and east (front) elevation near the entrances to the building. An additional “Southwest Public Libraries” sign is proposed on top of a brick accent wall along Broadway. The monument sign and the wall sign on the rear of the structure will also feature the Southwest Public Libraries logo.

Wall signs will be made of individual channel letters and the monument sign will feature individual channel letters mounted to a clear acrylic panel. The proposed signage is consistent with the signage shown on the approved development plan and certificate of appropriateness application approved by City Council in May of 2015.

Code Analysis:

1. Section 1138.04(e) states all signs within the historical area shall conform to color and material standards of this section, be of such a style or design that reflects the era during which the structure was built, and shall conform to the requirements of Chapter 1138 and Section 1145.14 of the Codified Ordinances.

Standard is Met: The proposed signage is consistent with the style and scale of the approved library building. Individual letters for the rear sign and monument sign will be white and the Southwest Public Libraries logo will utilize green and blue, similar to “Reed” and “Old World” on the approved HPA color palette. Although the amount of signage exceeds the total permitted by Chapter 1138, this chapter also grants the ability to appeal this regulation to the Planning Commission after denial of a COA from the Building Division. Furthermore, the proposed signage is consistent with the signage shown on the approved development plan and certificate of appropriateness for the library.

2. Section 1138.22(b) states that any person whose application for a Certificate of Appropriateness has been denied by the Chief Building and Zoning Official may appeal such decision by filing an appeal with the Planning Commission within 30 days of such denial and at least 14 days prior to the Planning Commission meeting date at which such appeal shall be heard.

Standard is Met: The initial application for the proposed signage was denied by the Chief Building and Zoning Official. The applicant filed their appeal within the required timeframes.

3. Section 1138.28 states that one (1) square feet of signage is permitted per every four (4) lineal feet of frontage; 25 maximum total on all signs.

Standard Not Met: The proposed signage exceeds the amount of signage permitted for a building in the Historical Preservation Area; however, staff believes the proposed signage is appropriate based on the scale of the building.

Recommendation

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Certificate of Appropriateness – HPA Sign Appeal as submitted.